

HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: May 2008

New Home Market

Condominium Apartment Starts on the Rise

Condominium apartment starts dominated new home construction during April in the Greater Toronto Area (GTA). Pre-construction condominium apartment sales from the last two years continued to

convert into strong housing starts last month.

On an unadjusted basis, total housing starts through the first four months of 2008 were up by approximately 47 per cent compared to the same time period a year earlier. Condominium apartment starts were nearly three times the levels compared to the same time period a year

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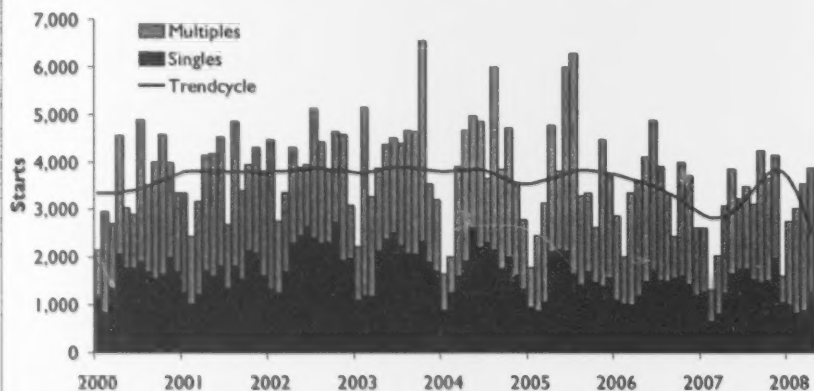
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Condominium Apartment Starts on the Rise

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Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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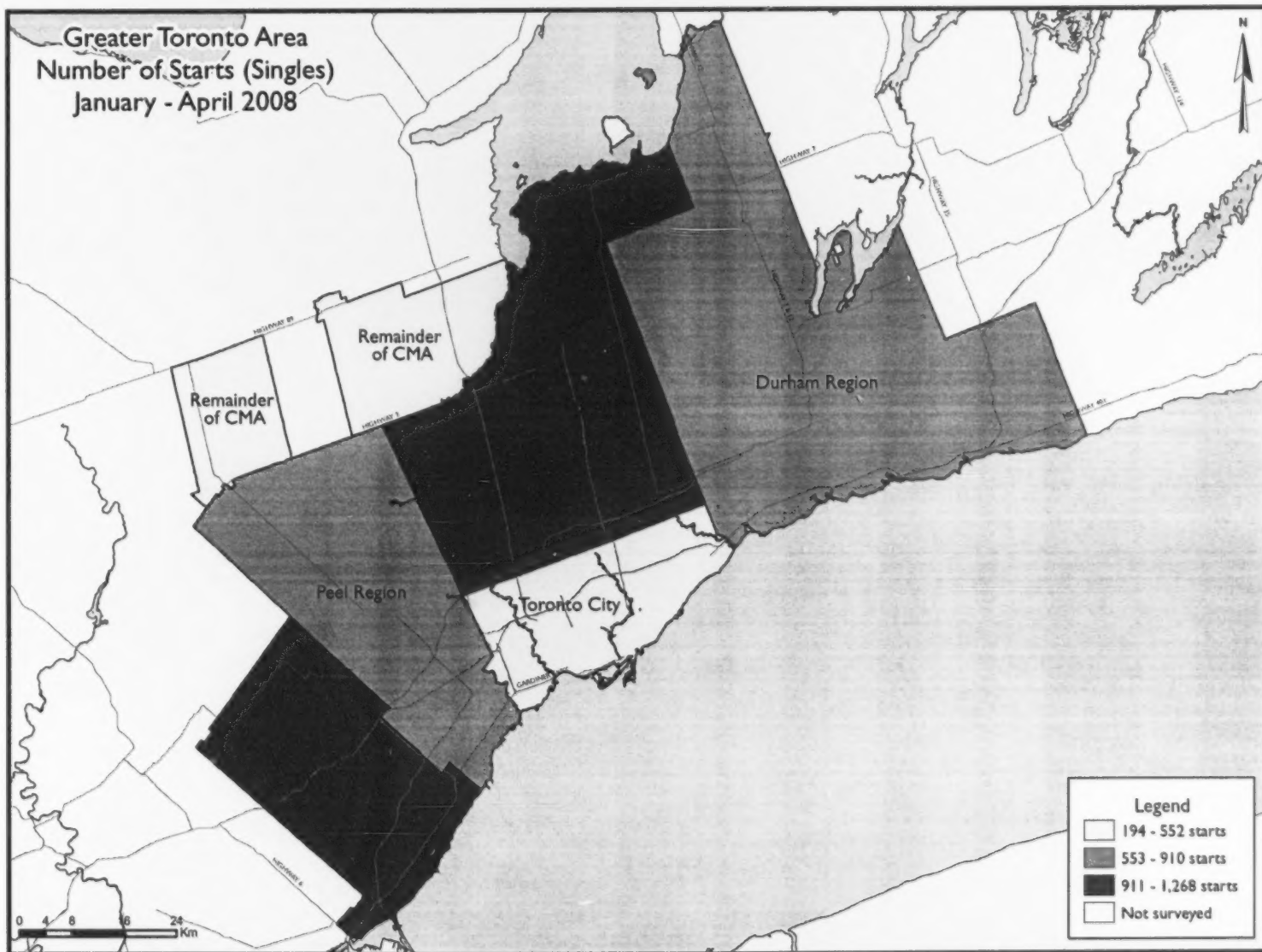
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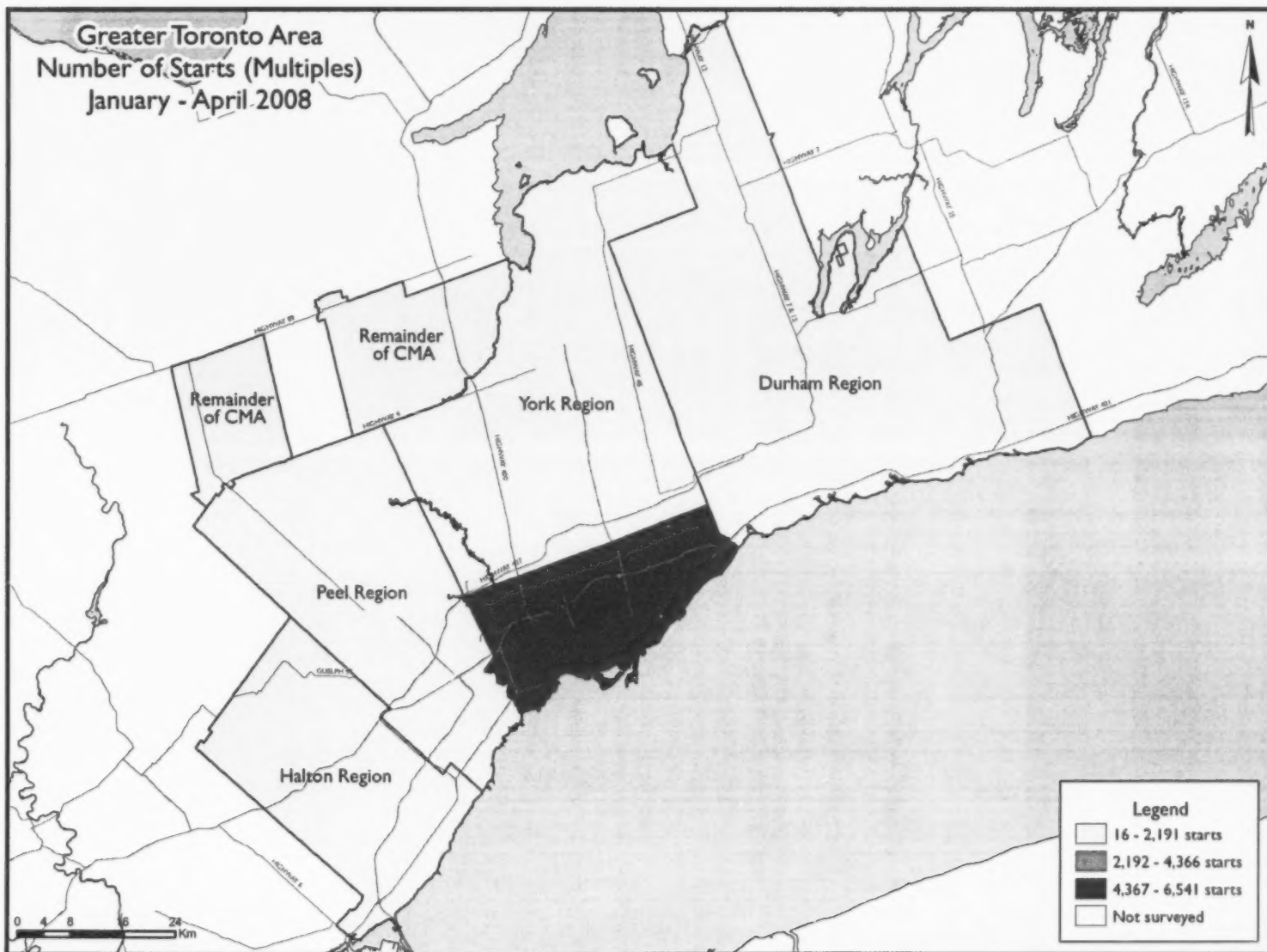
earlier. Low borrowing costs and steady job growth in the past couple of years induced more homebuyers to purchase condominium apartments at the pre-construction stage. The lower price tag for condominium apartments, compared to that of more expensive single-

detached homes, was especially attractive to first time buyers.

Single-detached home starts remained virtually unchanged on a year-over-year basis, edging lower by less than half a per cent for the first four months of the year. While the

construction of this housing type has become less popular, CMHC's 2008 *Renovation and Home Purchase Survey* found that single-detached homes have remained the housing type of choice for many households.





ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
April 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2008	1,102	168	341	0	67	1,664	20	222	3,584
April 2007	1,113	240	433	0	155	720	0	233	2,894
% Change	-1.0	-30.0	-21.2	n/a	-56.8	131.1	n/a	-4.7	23.0
Year-to-date 2008	3,609	542	910	0	446	6,210	20	792	12,529
Year-to-date 2007	3,585	876	1,209	11	475	2,087	0	236	8,479
% Change	0.7	-38.1	-24.7	-100.0	-6.1	197.6	n/a	**	47.3
UNDER CONSTRUCTION									
April 2008	9,681	1,666	3,121	19	972	28,794	20	2,382	46,655
April 2007	8,234	1,780	3,167	25	1,159	24,057	0	2,358	40,780
% Change	17.6	-6.4	-1.5	-24.0	-16.1	19.7	n/a	1.0	14.4
COMPLETIONS									
April 2008	1,004	146	299	0	72	1,316	0	177	3,014
April 2007	1,105	132	338	5	32	425	0	0	2,037
% Change	-9.1	10.6	-11.5	-100.0	125.0	**	n/a	n/a	48.0
Year-to-date 2008	3,854	526	1,080	3	288	4,729	0	759	11,239
Year-to-date 2007	4,536	658	1,130	11	344	3,447	0	275	10,401
% Change	-15.0	-20.1	-4.4	-72.7	-16.3	37.2	n/a	176.0	8.1
COMPLETED & NOT ABSORBED									
April 2008	449	56	168	0	17	192	14	448	1,344
April 2007	578	88	153	1	27	388	22	124	1,381
% Change	-22.3	-36.4	9.8	-100.0	-37.0	-50.5	-36.4	**	-2.7
ABSORBED									
April 2008	1,049	144	298	0	71	1,339	0	36	2,937
April 2007	1,111	166	347	5	42	735	0	198	2,604
% Change	-5.6	-13.3	-14.1	-100.0	69.0	82.2	n/a	-81.8	12.8
Year-to-date 2008	3,827	525	1,094	3	296	4,732	0	488	10,965
Year-to-date 2007	4,307	626	1,122	10	355	3,611	0	273	10,304
% Change	-11.1	-16.1	-2.5	-70.0	-16.6	31.0	n/a	78.8	6.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
April 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2008	154	0	12	0	6	0	0	0	172
April 2007	86	0	7	0	0	0	0	0	93
% Change	79.1	n/a	71.4	n/a	n/a	n/a	n/a	n/a	84.9
Year-to-date 2008	418	2	20	0	47	0	0	27	514
Year-to-date 2007	315	0	52	0	0	0	0	0	367
% Change	32.7	n/a	-61.5	n/a	n/a	n/a	n/a	n/a	40.1
UNDER CONSTRUCTION									
April 2008	1,170	8	175	0	209	203	0	173	1,938
April 2007	980	2	158	0	86	486	0	0	1,712
% Change	19.4	**	10.8	n/a	143.0	-58.2	n/a	n/a	13.2
COMPLETIONS									
April 2008	145	0	5	0	16	0	0	0	166
April 2007	165	0	40	0	4	36	0	0	245
% Change	-12.1	n/a	-87.5	n/a	**	-100.0	n/a	n/a	-32.2
Year-to-date 2008	482	2	30	0	19	36	0	0	569
Year-to-date 2007	661	6	85	0	35	72	1	0	860
% Change	-27.1	-66.7	-64.7	n/a	-45.7	-50.0	-100.0	n/a	-33.8
COMPLETED & NOT ABSORBED									
April 2008	40	0	8	0	15	96	0	0	159
April 2007	66	4	24	0	10	19	0	0	123
% Change	-39.4	-100.0	-66.7	n/a	50.0	**	n/a	n/a	29.3
ABSORBED									
April 2008	141	1	5	0	10	0	0	0	157
April 2007	162	1	35	0	3	34	0	0	235
% Change	-13.0	0.0	-85.7	n/a	**	-100.0	n/a	n/a	-33.2
Year-to-date 2008	487	5	38	0	21	25	0	0	576
Year-to-date 2007	630	4	76	0	25	55	1	0	791
% Change	-22.7	25.0	-50.0	n/a	-16.0	-54.5	-100.0	n/a	-27.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1c: Housing Activity Summary of Greater Toronto Area
April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2008	1,255	170	353	0	81	1,765	20	222	3,866
April 2007	1,230	240	445	0	195	720	0	233	3,003
% Change	2.0	-29.2	-20.7	n/a	-58.5	145.5	n/a	-4.7	26.2
Year-to-date 2008	3,939	540	924	0	535	6,360	20	815	13,133
Year-to-date 2007	3,968	876	1,287	1	533	2,100	0	236	9,001
% Change	-0.7	-38.4	-28.2	-100.0	0.4	203.3	n/a	-40.7	45.7
UNDER CONSTRUCTION									
April 2008	10,755	1,690	3,371	11	1,290	29,214	20	2,551	48,902
April 2007	9,393	1,784	3,435	7	1,331	24,694	8	2,433	43,085
% Change	14.5	-5.3	-1.9	57.1	-3.1	18.3	150.0	4.8	13.5
COMPLETIONS									
April 2008	1,152	152	305	0	88	1,316	0	177	3,190
April 2007	1,297	132	402	0	40	461	0	0	2,332
% Change	-11.2	15.2	-24.1	n/a	120.0	185.5	n/a	n/a	36.0
Year-to-date 2008	4,356	552	1,130	2	339	4,765	0	759	11,903
Year-to-date 2007	5,253	664	1,281	1	459	3,519	25	275	11,477
% Change	-17.1	-16.9	-11.8	100.0	-26.1	35.4	-100.0	176.0	3.7
COMPLETED & NOT ABSORBED									
April 2008	492	56	178	0	37	288	14	453	1,518
April 2007	645	93	180	1	69	432	23	172	1,615
% Change	-23.7	-39.8	-1.1	-100.0	-46.4	-33.3	-39.1	163.4	-6.0
ABSORBED									
April 2008	1,202	151	304	0	84	1,339	0	41	3,121
April 2007	1,298	167	403	0	51	769	0	198	2,886
% Change	-7.4	-9.6	-24.6	n/a	64.7	74.1	n/a	-79.3	8.1
Year-to-date 2008	4,334	554	1,152	2	354	4,781	0	523	11,700
Year-to-date 2007	4,966	632	1,260	0	431	3,666	28	383	11,366
% Change	-12.7	-12.3	-8.6	n/a	-17.9	30.4	-100.0	36.6	2.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
April 2008	66	18	125	0	0	1,385	0	0	1,594
April 2007	64	12	67	0	0	0	0	233	376
York Region									
April 2008	362	20	102	0	0	0	0	0	484
April 2007	455	166	170	0	0	624	0	0	1,415
Peel Region									
April 2008	204	16	114	0	6	279	20	222	861
April 2007	414	56	36	0	45	0	0	0	551
Halton Region									
April 2008	363	108	0	0	69	101	0	0	641
April 2007	184	6	78	0	150	96	0	0	514
Durham Region									
April 2008	260	8	12	0	6	0	0	0	286
April 2007	113	0	94	0	0	0	0	0	207
Toronto CMA									
April 2008	1,102	168	341	0	67	1,664	20	222	3,584
April 2007	1,113	240	433	0	155	720	0	233	2,894
Oshawa CMA									
April 2008	154	0	12	0	6	0	0	0	172
April 2007	86	0	7	0	0	0	0	0	93
Greater Toronto Area									
April 2008	1,255	170	353	0	81	1,765	20	222	3,866
April 2007	1,230	240	445	0	195	720	0	233	3,063

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
April 2008	1,147	284	1,189	0	127	22,923	0	1,600	27,270
April 2007	925	178	682	0	195	17,921	0	1,696	21,597
York Region									
April 2008	2,926	322	788	1	282	2,435	0	71	6,825
April 2007	3,041	864	1,051	4	267	2,209	0	0	7,436
Peel Region									
April 2008	3,058	622	614	2	204	2,928	20	707	8,155
April 2007	2,456	510	494	2	396	3,366	0	629	7,853
Halton Region									
April 2008	1,858	300	387	2	426	725	0	0	3,698
April 2007	1,294	140	608	1	379	712	8	108	3,250
Durham Region									
April 2008	1,766	162	393	6	251	203	0	173	2,954
April 2007	1,677	92	600	0	94	486	0	0	2,949
Toronto CMA									
April 2008	9,681	1,666	3,121	19	972	28,794	20	2,382	46,655
April 2007	8,234	1,780	3,167	25	1,159	24,057	0	2,358	40,780
Oshawa CMA									
April 2008	1,170	8	175	0	209	203	0	173	1,938
April 2007	980	2	158	0	86	486	0	0	1,712
Greater Toronto Area									
April 2008	10,755	1,690	3,371	11	1,290	29,214	20	2,551	48,902
April 2007	9,393	1,784	3,435	7	1,331	24,694	8	2,433	43,085

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
April 2008	60	4	35	0	0	811	0	168	1,078
April 2007	108	16	6	0	0	59	0	0	189
York Region									
April 2008	464	50	127	0	9	4	0	9	663
April 2007	445	28	147	0	0	366	0	0	986
Peel Region									
April 2008	287	68	21	0	4	445	0	0	825
April 2007	247	74	78	0	21	0	0	0	420
Halton Region									
April 2008	165	26	97	0	56	56	0	0	400
April 2007	211	12	97	0	15	0	0	0	335
Durham Region									
April 2008	176	4	25	0	19	0	0	0	224
April 2007	286	2	74	0	4	36	0	0	402
Toronto CMA									
April 2008	1,004	146	299	0	72	1,316	0	177	3,014
April 2007	1,105	132	338	5	32	425	0	0	2,037
Oshawa CMA									
April 2008	145	0	5	0	16	0	0	0	166
April 2007	165	0	40	0	4	36	0	0	245
Greater Toronto Area									
April 2008	1,152	152	305	0	88	1,316	0	177	3,190
April 2007	1,297	132	402	0	40	461	0	0	2,332

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
April 2008	114	13	18	0	0	180	14	448	787
April 2007	130	9	78	0	0	353	22	124	716
York Region									
April 2008	48	5	28	0	8	12	0	0	101
April 2007	23	1	9	0	5	32	0	0	70
Peel Region									
April 2008	246	22	88	0	5	0	0	0	361
April 2007	358	73	47	1	14	1	0	0	494
Halton Region									
April 2008	29	2	9	0	9	0	0	5	54
April 2007	58	6	22	0	40	27	1	48	202
Durham Region									
April 2008	55	14	35	0	15	96	0	0	215
April 2007	76	4	24	0	10	19	0	0	133
Toronto CMA									
April 2008	449	56	168	0	17	192	14	448	1,344
April 2007	578	88	153	1	27	388	22	124	1,381
Oshawa CMA									
April 2008	40	0	8	0	15	96	0	0	159
April 2007	66	4	24	0	10	19	0	0	123
Greater Toronto Area									
April 2008	492	56	178	0	37	288	14	453	1,518
April 2007	645	93	180	1	69	432	23	172	1,615

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
April 2008	67	2	46	0	0	838	0	27	980
April 2007	101	19	14	0	0	366	0	198	698
York Region									
April 2008	460	49	123	0	10	0	0	9	651
April 2007	438	28	152	0	0	366	0	0	984
Peel Region									
April 2008	309	69	9	0	2	445	0	0	834
April 2007	266	102	77	0	31	3	0	0	479
Halton Region									
April 2008	193	26	95	0	59	56	0	5	434
April 2007	205	13	91	0	17	0	0	0	326
Durham Region									
April 2008	173	5	31	0	13	0	0	0	222
April 2007	288	5	69	0	3	34	0	0	399
Toronto CMA									
April 2008	1,049	144	298	0	71	1,339	0	36	2,937
April 2007	1,111	166	347	5	42	735	0	198	2,604
Oshawa CMA									
April 2008	141	1	5	0	10	0	0	0	157
April 2007	162	1	35	0	3	34	0	0	235
Greater Toronto Area									
April 2008	1,202	151	304	0	84	1,339	0	41	3,121
April 2007	1,298	167	403	0	51	769	0	198	2,886

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463
% Change	53.6	-25.0	-38.6	n/a	75.5	n/a	n/a	-100.0	40.0
1998	1,400	8	298	0	49	0	0	4	1,759

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area
1998 - 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523
% Change	23.8	56.1	1.8	-100.0	-9.5	90.9	**	153.9	33.5
1998	14,188	3,228	3,872	24	2,595	4,777	17	154	28,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type

April 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	% Change
Toronto City	66	64	18	12	125	67	1,385	233	1,594	376	**
Toronto	6	12	0	10	0	0	1,385	0	1,391	22	**
East York	6	2	0	0	0	0	0	0	6	2	200.0
Etobicoke	10	13	0	0	13	0	0	0	23	13	76.9
North York	30	28	12	2	0	67	0	0	42	97	-56.7
Scarborough	10	6	6	0	112	0	0	0	128	6	**
York	4	3	0	0	0	0	0	0	4	3	33.3
York Region	362	455	20	166	102	170	0	624	484	1,415	-65.8
Aurora	33	4	0	0	0	0	0	0	33	4	**
East Gwillimbury	1	1	0	0	0	0	0	0	1	1	0.0
Georgina Township	23	10	0	0	0	0	0	0	23	10	130.0
King Township	0	4	0	0	0	0	0	0	0	4	-100.0
Markham	130	47	16	0	48	0	0	624	194	671	-71.1
Newmarket	28	28	0	0	23	0	0	0	51	28	82.1
Richmond Hill	12	114	0	0	0	73	0	0	12	187	-93.6
Vaughan	90	188	2	134	0	97	0	0	92	419	-78.0
Whitchurch-Stouffville	45	59	2	32	31	0	0	0	78	91	-14.3
Peel Region	204	414	16	62	140	75	501	0	861	551	-56.3
Brampton	137	358	16	42	51	0	222	0	426	400	6.5
Caledon	3	3	0	6	0	0	0	0	3	9	-66.7
Mississauga	64	53	0	14	89	75	279	0	432	142	**
Halton Region	363	184	108	6	69	228	101	96	641	514	-24.7
Burlington	38	55	2	0	8	56	101	0	149	111	34.2
Halton Hills	32	32	0	0	0	0	0	0	32	32	0.0
Milton	212	45	100	6	61	95	0	96	373	242	54.1
Oakville	81	52	6	0	0	77	0	0	87	129	-32.6
Durham Region	260	113	8	0	18	94	0	0	286	207	-38.2
Ajax	66	24	8	0	0	87	0	0	74	111	-33.3
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	56	33	0	0	0	0	0	0	56	33	69.7
Oshawa	30	29	0	0	6	0	0	0	36	29	24.1
Pickering	14	0	0	0	0	0	0	0	14	0	n/a
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	26	3	0	0	0	0	0	0	26	3	**
Whitby	68	24	0	0	12	7	0	0	80	31	158.1
Remainder of Toronto CMA	39	24	0	0	0	11	0	0	39	35	11.4
Bradford West Gwillimbury	21	0	0	0	0	0	0	0	21	0	n/a
Town of Mono	0	1	0	0	0	0	0	0	0	1	-100.0
New Tecumseth	9	17	0	0	0	11	0	0	9	28	-67.9
Orangeville	9	6	0	0	0	0	0	0	9	6	50.0
Toronto CMA	1,102	1,113	168	246	428	582	1,886	953	3,584	2,894	23.8
Oshawa CMA	154	86	0	0	18	7	0	0	172	93	84.9
Greater Toronto Area (GTA)	1,255	1,230	170	246	454	634	1,987	953	3,866	3,063	26.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Toronto City	194	237	94	90	393	266	6,054	825	6,735	1,418	**
Toronto	44	25	30	14	16	18	5,216	332	5,306	389	**
East York	10	2	0	2	0	0	0	0	10	4	150.0
Etobicoke	24	35	2	2	18	89	127	0	171	126	35.7
North York	74	93	14	68	12	101	599	260	699	522	33.9
Scarborough	38	77	44	2	326	46	112	0	520	125	**
York	4	5	4	2	3	12	0	0	11	19	-42.1
York Region	1,268	1,584	112	532	281	577	7	991	1,468	3,684	-54.7
Aurora	53	12	0	0	0	7	0	0	53	19	178.9
East Gwillimbury	3	8	0	0	6	10	0	0	9	18	-50.0
Georgina Township	44	28	0	0	0	0	0	0	44	28	57.1
King Township	7	4	0	0	0	0	0	0	7	4	75.0
Markham	561	157	82	78	74	63	7	991	724	1,289	-43.8
Newmarket	60	72	2	28	46	0	0	0	108	100	8.0
Richmond Hill	73	229	0	6	12	107	0	0	85	342	-75.1
Vaughan	339	783	2	306	106	379	0	0	447	1,468	-69.6
Whitchurch-Stouffville	128	291	26	114	37	11	0	0	191	416	-54.1
Peel Region	701	1,006	78	166	382	234	752	411	1,913	1,817	5.3
Brampton	399	854	56	122	135	71	473	0	1,063	1,047	1.5
Caledon	7	5	0	6	0	0	0	0	7	11	-36.4
Mississauga	295	147	22	38	247	163	279	411	843	759	11.1
Halton Region	1,138	649	232	86	269	581	335	109	1,974	1,425	38.5
Burlington	166	125	4	0	40	113	150	13	360	251	43.4
Halton Hills	44	57	0	2	0	0	0	0	44	59	-25.4
Milton	618	235	222	84	205	208	56	96	1,101	623	76.7
Oakville	310	232	6	0	24	260	129	0	469	492	-4.7
Durham Region	638	493	26	8	152	156	27	0	843	657	28.3
Ajax	165	129	24	6	67	104	0	0	256	239	7.1
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	147	95	2	0	0	22	0	0	149	117	27.4
Oshawa	123	134	0	0	6	0	27	0	156	134	16.4
Pickering	22	8	0	0	18	0	0	0	40	8	**
Scugog	0	14	0	0	0	0	0	0	0	14	-100.0
Uxbridge	33	27	0	2	0	0	0	0	33	29	13.8
Whitby	148	86	0	0	61	30	0	0	209	116	80.2
Remainder of Toronto CMA	254	81	6	10	6	19	4	0	270	110	145.5
Bradford West Gwillimbury	70	11	6	0	0	0	0	0	76	11	**
Town of Mono	7	7	0	0	0	0	0	0	7	7	0.0
New Tecumseth	150	35	0	10	6	19	4	0	160	64	150.0
Orangeville	27	28	0	0	0	0	0	0	27	28	-3.6
Toronto CMA	3,609	3,596	542	892	1,376	1,668	7,002	2,323	12,529	8,479	47.8
Oshawa CMA	418	315	2	0	67	52	27	0	514	367	40.1
Greater Toronto Area (GTA)	3,939	3,969	542	892	1,477	1,814	7,175	2,336	13,133	9,001	45.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Toronto City	125	67	0	0	1,385	0	0	233
Toronto	0	0	0	0	1,385	0	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	13	0	0	0	0	0	0	0
North York	0	67	0	0	0	0	0	0
Scarborough	112	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	102	170	0	0	0	624	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	48	0	0	0	0	624	0	0
Newmarket	23	0	0	0	0	0	0	0
Richmond Hill	0	73	0	0	0	0	0	0
Vaughan	0	97	0	0	0	0	0	0
Whitchurch-Stouffville	31	0	0	0	0	0	0	0
Peel Region	120	75	20	0	279	0	222	0
Brampton	31	0	20	0	0	0	222	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	89	75	0	0	279	0	0	0
Halton Region	69	228	0	0	101	96	0	0
Burlington	8	56	0	0	101	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	61	95	0	0	0	96	0	0
Oakville	0	77	0	0	0	0	0	0
Durham Region	18	94	0	0	0	0	0	0
Ajax	0	87	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	6	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	12	7	0	0	0	0	0	0
Remainder of Toronto CMA	0	11	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	408	582	20	0	1,664	720	222	233
Oshawa CMA	18	7	0	0	0	0	0	0
Greater Toronto Area (GTA)	434	634	20	0	1,765	720	222	233

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2008

Submarket	Row				Apr. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	393	266	0	0	5,695	589	359	236
Toronto	16	18	0	0	4,857	329	359	3
East York	0	0	0	0	0	0	0	0
Etobicoke	18	89	0	0	127	0	0	0
North York	12	101	0	0	599	260	0	0
Scarborough	326	46	0	0	112	0	0	0
York	3	12	0	0	0	0	0	0
York Region	281	572	0	0	0	991	7	0
Aurora	0	7	0	0	0	0	0	0
East Gwillimbury	6	10	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	74	63	0	0	0	991	7	0
Newmarket	46	0	0	0	0	0	0	0
Richmond Hill	12	107	0	0	0	0	0	0
Vaughan	106	379	0	0	0	0	0	0
Whitchurch-Stouffville	37	11	0	0	0	0	0	0
Peel Region	362	234	20	0	330	411	422	0
Brampton	115	71	20	0	51	0	422	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	247	163	0	0	279	411	0	0
Halton Region	269	581	0	0	335	109	0	0
Burlington	40	113	0	0	150	13	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	205	208	0	0	56	96	0	0
Oakville	24	260	0	0	129	0	0	0
Durham Region	152	156	0	0	0	0	27	0
Ajax	67	104	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	22	0	0	0	0	0	0
Oshawa	6	0	0	0	0	0	27	0
Pickering	18	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	61	30	0	0	0	0	0	0
Remainder of Toronto CMA	6	19	0	0	0	0	4	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	19	0	0	0	0	4	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	1,356	1,668	20	0	6,210	2,087	792	236
Oshawa CMA	67	52	0	0	0	0	27	0
Greater Toronto Area (GTA)	1,457	1,814	20	0	6,360	2,100	815	236

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2008

Submarket	Freehold		Condominium		Rental		Total*	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Toronto City	209	143	1,385	0	0	233	1,594	376
Toronto	6	22	1,385	0	0	0	1,391	22
East York	6	2	0	0	0	0	6	2
Etobicoke	23	13	0	0	0	0	23	13
North York	42	97	0	0	0	0	42	97
Scarborough	128	6	0	0	0	0	128	6
York	4	3	0	0	0	0	4	3
York Region	484	791	0	624	0	0	484	1,415
Aurora	33	4	0	0	0	0	33	4
East Gwillimbury	1	1	0	0	0	0	1	1
Georgina Township	23	10	0	0	0	0	23	10
King Township	0	4	0	0	0	0	0	4
Markham	194	47	0	624	0	0	194	671
Newmarket	51	28	0	0	0	0	51	28
Richmond Hill	12	187	0	0	0	0	12	187
Vaughan	92	419	0	0	0	0	92	419
Whitchurch-Stouffville	78	91	0	0	0	0	78	91
Peel Region	334	506	285	45	242	0	861	551
Brampton	178	400	6	0	242	0	426	400
Caledon	3	3	0	6	0	0	3	9
Mississauga	153	103	279	39	0	0	432	142
Halton Region	471	268	170	246	0	0	641	514
Burlington	40	71	109	40	0	0	149	111
Halton Hills	32	32	0	0	0	0	32	32
Milton	312	51	61	191	0	0	373	242
Oakville	87	114	0	15	0	0	87	129
Durham Region	280	207	6	0	0	0	286	207
Ajax	74	111	0	0	0	0	74	111
Brock	0	0	0	0	0	0	0	0
Clarington	56	33	0	0	0	0	56	33
Oshawa	30	29	6	0	0	0	36	29
Pickering	14	0	0	0	0	0	14	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	26	3	0	0	0	0	26	3
Whitby	80	31	0	0	0	0	80	31
Remainder of Toronto CMA	39	35	0	0	0	0	39	35
Bradford West Gwillimbury	21	0	0	0	0	0	21	0
Town of Mono	0	1	0	0	0	0	0	1
New Tecumseth	9	28	0	0	0	0	9	28
Orangeville	9	6	0	0	0	0	9	6
Toronto CMA	1,611	1,786	1,731	675	242	233	3,584	2,894
Oshawa CMA	166	93	6	0	0	0	172	93
Greater Toronto Area (GTA)	1,778	1,915	1,846	915	242	233	3,866	3,063

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	651	583	5,725	599	359	236	6,735	6,418
Toronto	90	57	4,857	329	359	3	5,306	389
East York	10	4	0	0	0	0	10	4
Etobicoke	44	126	127	0	0	0	171	126
North York	100	262	599	260	0	0	699	522
Scarborough	378	115	142	10	0	0	520	125
York	11	19	0	0	0	0	11	19
York Region	1,592	2,591	69	1,093	7	0	1,668	3,684
Aurora	53	19	0	0	0	0	53	19
East Gwillimbury	9	18	0	0	0	0	9	18
Georgina Township	44	28	0	0	0	0	44	28
King Township	7	4	0	0	0	0	7	4
Markham	717	288	0	1,001	7	0	724	1,289
Newmarket	108	100	0	0	0	0	108	100
Richmond Hill	85	342	0	0	0	0	85	342
Vaughan	378	1,387	69	81	0	0	447	1,468
Whitchurch-Stouffville	191	405	0	11	0	0	191	416
Peel Region	1,035	1,301	436	516	442	0	1,913	1,817
Brampton	498	1,024	123	23	442	0	1,063	1,047
Caledon	7	5	0	6	0	0	7	11
Mississauga	530	272	313	487	0	0	843	759
Halton Region	1,374	999	600	426	0	0	1,974	1,425
Burlington	168	170	192	81	0	0	360	251
Halton Hills	44	59	0	0	0	0	44	59
Milton	840	363	261	260	0	0	1,101	623
Oakville	322	407	147	85	0	0	469	492
Durham Region	751	657	65	0	27	0	843	657
Ajax	256	239	0	0	0	0	256	239
Brock	0	0	0	0	0	0	0	0
Clarington	149	117	0	0	0	0	149	117
Oshawa	123	134	6	0	27	0	156	134
Pickering	22	8	18	0	0	0	40	8
Scugog	0	14	0	0	0	0	0	14
Uxbridge	33	29	0	0	0	0	33	29
Whitby	168	116	41	0	0	0	209	116
Remainder of Toronto CMA	266	90	0	20	4	0	270	110
Bradford West Gwillimbury	76	11	0	0	0	0	76	11
Town of Mono	7	7	0	0	0	0	7	7
New Tecumseth	156	44	0	20	4	0	160	64
Orangeville	27	28	0	0	0	0	27	28
Toronto CMA	5,061	5,670	6,656	2,573	812	236	12,529	8,479
Oshawa CMA	440	367	47	0	27	0	514	367
Greater Toronto Area (GTA)	5,403	6,137	6,895	2,634	835	236	13,133	9,001

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	% Change
Toronto City	40	108	4	16	35	6	979	59	1,078	189	**
Toronto	6	2	2	0	35	0	449	59	492	61	**
East York	4	0	0	0	0	0	0	0	4	0	n/a
Etobicoke	10	6	0	16	0	0	302	0	312	22	**
North York	20	52	0	0	0	0	0	0	20	52	-61.5
Scarborough	20	47	0	0	0	6	228	0	248	53	**
York	0	1	2	0	0	0	0	0	2	1	100.0
York Region	464	445	50	28	136	147	13	366	663	984	-32.8
Aurora	32	10	0	0	0	19	0	0	32	29	10.3
East Gwillimbury	6	5	0	0	0	0	0	0	6	5	20.0
Georgina Township	19	6	0	0	0	0	0	0	19	6	**
King Township	0	1	0	0	0	0	0	0	0	1	-100.0
Markham	124	84	12	0	52	34	13	179	201	297	-32.3
Newmarket	24	0	0	0	6	18	0	0	30	18	66.7
Richmond Hill	57	43	0	6	0	63	0	187	57	299	-80.9
Vaughan	127	152	28	10	53	13	0	0	208	175	18.9
Whitchurch-Stouffville	75	144	10	12	25	0	0	0	110	156	-29.5
Peel Region	287	247	72	76	21	97	445	0	825	420	96.4
Brampton	210	185	46	60	21	14	0	0	277	259	6.9
Caledon	2	6	4	6	0	0	0	0	6	12	-50.0
Mississauga	75	56	22	10	0	83	445	0	542	149	**
Halton Region	165	211	26	12	153	112	56	0	400	335	19.4
Burlington	35	60	6	0	8	32	0	0	49	92	-46.7
Halton Hills	24	17	0	0	40	0	0	0	64	17	**
Milton	31	96	16	8	77	35	56	0	180	139	29.5
Oakville	75	38	4	4	28	45	0	0	107	87	23.0
Durham Region	176	286	4	2	44	76	0	38	224	402	-44.3
Ajax	11	63	4	2	16	32	0	0	31	97	-68.0
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	25	50	0	0	16	4	0	36	41	90	-54.4
Oshawa	64	63	0	0	0	7	0	0	64	70	-8.6
Pickering	5	18	0	0	0	0	0	2	5	20	-75.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	15	40	0	0	7	0	0	0	22	40	-45.0
Whitby	56	52	0	0	5	33	0	0	61	85	-28.2
Remainder of Toronto CMA	32	38	0	0	7	4	0	0	39	42	-7.1
Bradford West Gwillimbury	17	10	0	0	0	0	0	0	17	10	70.0
Town of Mono	4	2	0	0	0	0	0	0	4	2	100.0
New Tecumseth	8	18	0	0	7	4	0	0	15	22	-31.8
Orangeville	3	8	0	0	0	0	0	0	3	8	-62.5
Toronto CMA	1,004	1,110	150	134	367	366	1,493	427	3,014	2,037	48.0
Oshawa CMA	145	165	0	0	21	44	0	36	166	245	-32.2
Greater Toronto Area (GTA)	1,152	1,297	156	134	388	438	1,493	463	3,190	2,332	36.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Toronto City	265	323	22	48	225	170	4,165	2,677	4,677	3,218	-45.3
Toronto	39	24	12	4	79	127	3,382	2,009	3,512	2,164	-62.3
East York	12	8	0	2	12	0	21	0	45	10	**
Etobicoke	38	42	4	26	0	28	302	192	344	288	-19.4
North York	104	142	2	4	0	0	232	440	338	586	-42.3
Scarborough	66	96	0	0	122	15	228	0	416	111	**
York	6	11	4	12	12	0	0	36	22	59	-62.7
York Region	1,555	1,655	220	172	478	583	276	884	2,529	3,294	-23.2
Aurora	98	43	0	0	13	77	0	0	111	120	-7.5
East Gwillimbury	8	40	0	0	0	0	0	0	8	40	-80.0
Georgina Township	54	34	0	0	0	0	0	0	54	34	-58.8
King Township	1	5	0	0	0	0	0	0	1	5	-80.0
Markham	373	444	56	88	177	270	41	357	647	1,159	-44.2
Newmarket	57	28	0	2	37	34	0	0	94	64	-46.9
Richmond Hill	184	211	4	18	92	98	4	187	284	514	-44.7
Vaughan	502	574	144	36	119	104	231	340	996	1,054	-5.5
Whitchurch-Stouffville	278	276	16	28	40	0	0	0	334	304	-9.9
Peel Region	1,112	1,209	242	356	131	284	805	161	2,290	2,010	-13.9
Brampton	947	923	138	310	76	132	360	0	1,521	1,365	-11.4
Caledon	19	31	12	10	0	0	0	0	31	41	-24.4
Mississauga	146	255	92	36	55	152	445	161	738	604	-22.2
Halton Region	701	720	58	76	438	425	242	0	1,439	1,221	-17.9
Burlington	174	114	24	14	61	179	0	0	259	307	-15.6
Halton Hills	53	63	0	0	52	15	0	0	105	78	-34.6
Milton	179	356	22	54	218	81	104	0	523	491	-6.5
Oakville	295	187	12	8	107	150	138	0	552	345	-60.0
Durham Region	725	1,348	20	34	187	278	36	74	960	1,734	-44.2
Ajax	152	535	18	22	118	119	0	0	288	676	-57.4
Brock	0	11	0	0	0	0	0	0	0	11	-100.0
Clarington	104	180	0	2	27	19	36	72	167	273	-38.8
Oshawa	203	281	0	0	0	45	0	0	203	326	-37.7
Pickering	31	46	0	6	5	31	0	2	36	85	-57.6
Scugog	0	22	0	0	0	0	0	0	0	22	-100.0
Uxbridge	60	72	0	0	15	8	0	0	75	80	-6.3
Whitby	175	201	2	4	22	56	0	0	199	261	-23.8
Remainder of Toronto CMA	155	101	2	0	7	23	0	0	164	124	-32.3
Bradford West Gwillimbury	89	33	0	0	0	0	0	0	89	33	-63.6
Town of Mono	25	5	0	0	0	0	0	0	25	5	**
New Tecumseth	23	47	2	0	7	16	0	0	32	63	-49.2
Orangeville	18	16	0	0	0	7	0	0	18	23	-21.7
Toronto CMA	3,857	4,547	538	666	1,356	1,464	5,488	3,724	11,239	10,401	-8.1
Oshawa CMA	482	662	2	6	49	120	36	72	569	860	-33.8
Greater Toronto Area (GTA)	4,339	5,209	540	672	1,405	1,584	5,524	3,796	11,808	11,261	-4.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Toronto City	35	6	0	0	811	59	168	0
Toronto	35	0	0	0	449	59	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	134	0	168	0
North York	0	0	0	0	0	0	0	0
Scarborough	0	6	0	0	228	0	0	0
York	0	0	0	0	0	0	0	0
York Region	136	147	0	0	4	366	9	0
Aurora	0	19	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	52	34	0	0	4	179	9	0
Newmarket	6	18	0	0	0	0	0	0
Richmond Hill	0	63	0	0	0	187	0	0
Vaughan	53	13	0	0	0	0	0	0
Whitchurch-Stouffville	25	0	0	0	0	0	0	0
Peel Region	21	97	0	0	445	0	0	0
Brampton	21	14	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	83	0	0	445	0	0	0
Halton Region	153	112	0	0	56	0	0	0
Burlington	8	32	0	0	0	0	0	0
Halton Hills	40	0	0	0	0	0	0	0
Milton	77	35	0	0	56	0	0	0
Oakville	28	45	0	0	0	0	0	0
Durham Region	44	76	0	0	0	38	0	0
Ajax	16	32	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	16	4	0	0	0	36	0	0
Oshawa	0	7	0	0	0	0	0	0
Pickering	0	0	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	0	0	0	0	0	0	0
Whitby	5	33	0	0	0	0	0	0
Remainder of Toronto CMA	7	4	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	7	4	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	367	366	0	0	1,316	427	177	0
Oshawa CMA	21	44	0	0	0	36	0	0
Greater Toronto Area (GTA)	389	438	0	0	1,316	463	177	0

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	225	170	0	0	3,789	2,485	376	192
Toronto	79	127	0	0	3,195	1,817	187	192
East York	12	0	0	0	0	0	21	0
Etobicoke	0	28	0	0	134	192	168	0
North York	0	0	0	0	232	440	0	0
Scarborough	122	15	0	0	228	0	0	0
York	12	0	0	0	0	36	0	0
York Region	478	593	0	0	253	824	23	60
Aurora	13	77	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	177	270	0	0	22	357	19	0
Newmarket	37	34	0	0	0	0	0	0
Richmond Hill	92	98	0	0	0	187	4	0
Vaughan	119	104	0	0	231	280	0	60
Whitchurch-Stouffville	40	0	0	0	0	0	0	0
Peel Region	131	284	0	0	445	138	360	23
Brampton	76	132	0	0	0	0	360	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	55	152	0	0	445	138	0	23
Halton Region	438	411	0	14	242	0	0	0
Burlington	61	165	0	14	0	0	0	0
Halton Hills	52	15	0	0	0	0	0	0
Milton	218	81	0	0	104	0	0	0
Oakville	107	150	0	0	138	0	0	0
Durham Region	187	278	0	0	36	74	0	0
Ajax	118	119	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	27	19	0	0	36	72	0	0
Oshawa	0	45	0	0	0	0	0	0
Pickering	5	31	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	15	8	0	0	0	0	0	0
Whitby	22	56	0	0	0	0	0	0
Remainder of Toronto CMA	7	23	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	7	16	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	1,356	1,464	0	0	4,729	3,449	759	275
Oshawa CMA	49	120	0	0	36	72	0	0
Greater Toronto Area (GTA)	1,459	1,726	0	14	4,765	3,521	759	275

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2008

Submarket	Freehold		Condominium		Rental		Total*	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Toronto City	99	130	811	59	168	0	1,078	189
Toronto	43	2	449	59	0	0	492	61
East York	4	0	0	0	0	0	4	0
Etobicoke	10	22	134	0	168	0	312	22
North York	20	52	0	0	0	0	20	52
Scarborough	20	53	228	0	0	0	248	53
York	2	1	0	0	0	0	2	1
York Region	641	620	13	366	9	0	663	986
Aurora	32	29	0	0	0	0	32	29
East Gwillimbury	6	5	0	0	0	0	6	5
Georgina Township	19	6	0	0	0	0	19	6
King Township	0	1	0	0	0	0	0	1
Markham	188	118	4	179	9	0	201	297
Newmarket	30	18	0	0	0	0	30	18
Richmond Hill	57	112	0	187	0	0	57	299
Vaughan	202	175	6	0	0	0	208	175
Whitchurch-Stouffville	107	156	3	0	0	0	110	156
Peel Region	376	399	449	21	0	0	825	420
Brampton	277	259	0	0	0	0	277	259
Caledon	2	10	4	2	0	0	6	12
Mississauga	97	130	445	19	0	0	542	149
Halton Region	288	320	112	15	0	0	400	335
Burlington	49	88	0	4	0	0	49	92
Halton Hills	64	17	0	0	0	0	64	17
Milton	68	139	112	0	0	0	180	139
Oakville	107	76	0	11	0	0	107	87
Durham Region	205	362	19	40	0	0	224	402
Ajax	31	97	0	0	0	0	31	97
Brock	0	0	0	0	0	0	0	0
Clarington	25	50	16	40	0	0	41	90
Oshawa	64	70	0	0	0	0	64	70
Pickering	5	20	0	0	0	0	5	20
Scugog	0	0	0	0	0	0	0	0
Uxbridge	19	40	3	0	0	0	22	40
Whitby	61	85	0	0	0	0	61	85
Remainder of Toronto CMA	39	37	0	5	0	0	39	42
Bradford West Gwillimbury	17	10	0	0	0	0	17	10
Town of Mono	4	2	0	0	0	0	4	2
New Tecumseth	15	17	0	5	0	0	15	22
Orangeville	3	8	0	0	0	0	3	8
Toronto CMA	1,449	1,575	1,388	462	177	0	3,014	2,037
Oshawa CMA	150	205	16	40	0	0	166	245
Greater Toronto Area (GTA)	1,609	1,831	1,404	501	177	0	3,190	2,332

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	512	422	3,789	2,604	376	192	4,677	3,218
Toronto	130	36	3,195	1,936	187	192	3,512	2,164
East York	24	10	0	0	21	0	45	10
Etobicoke	42	96	134	192	168	0	344	288
North York	106	146	232	440	0	0	338	586
Scarborough	188	111	228	0	0	0	416	111
York	22	23	0	36	0	0	22	59
York Region	2,159	2,348	347	886	23	60	2,529	3,294
Aurora	111	120	0	0	0	0	111	120
East Gwillimbury	8	40	0	0	0	0	8	40
Georgina Township	54	34	0	0	0	0	54	34
King Township	1	5	0	0	0	0	1	5
Markham	564	740	64	419	19	0	647	1,159
Newmarket	94	64	0	0	0	0	94	64
Richmond Hill	261	327	19	187	4	0	284	514
Vaughan	746	714	250	280	0	60	996	1,054
Whitchurch-Stouffville	320	304	14	0	0	0	334	304
Peel Region	1,472	1,772	458	215	360	23	2,290	2,010
Brampton	1,161	1,358	0	7	360	0	1,521	1,365
Caledon	21	39	10	2	0	0	31	41
Mississauga	290	375	448	206	0	23	738	604
Halton Region	987	1,081	452	116	0	24	1,439	1,221
Burlington	225	203	34	80	0	24	259	307
Halton Hills	105	78	0	0	0	0	105	78
Milton	250	491	273	0	0	0	523	491
Oakville	407	309	145	36	0	0	552	345
Durham Region	908	1,575	60	158	0	1	968	1,734
Ajax	288	656	0	20	0	0	288	676
Brock	0	11	0	0	0	0	0	11
Clarington	112	181	55	91	0	1	167	273
Oshawa	203	310	0	16	0	0	203	326
Pickering	36	54	0	31	0	0	36	85
Scugog	0	22	0	0	0	0	0	22
Uxbridge	70	80	5	0	0	0	75	80
Whitby	199	261	0	0	0	0	199	261
Remainder of Toronto CMA	161	114	3	10	0	0	164	124
Bradford West Gwillimbury	89	33	0	0	0	0	89	33
Town of Mono	25	5	0	0	0	0	25	5
New Tecumseth	29	53	3	10	0	0	32	63
Orangeville	18	23	0	0	0	0	18	23
Toronto CMA	5,460	6,324	5,020	3,802	759	275	11,239	10,401
Oshawa CMA	514	752	55	107	0	1	569	860
Greater Toronto Area (GTA)	6,038	7,198	5,106	3,979	759	300	11,903	11,477

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
April 2008	0	0.0	1	1.5	12	17.9	4	6.0	50	74.6	67	865,000	993,829
April 2007	0	0.0	23	22.8	27	26.7	6	5.9	45	44.6	101	429,900	689,207
Year-to-date 2008	2	0.7	3	1.0	41	13.8	26	8.7	226	75.8	298	892,500	1,000,577
Year-to-date 2007	0	0.0	42	13.0	44	13.7	30	9.3	206	64.0	322	799,950	874,020
Toronto													
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	1	1.8	4	7.3	50	90.9	55	925,000	1,219,809
Year-to-date 2007	0	0.0	0	0.0	1	3.0	1	3.0	31	93.9	33	900,000	1,124,524
East York													
April 2008	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
April 2007	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	6	46.2	7	53.8	13	540,000	661,608
Year-to-date 2007	0	0.0	2	14.3	1	7.1	4	28.6	7	50.0	14	624,000	731,429
Etobicoke													
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	890,000	904,000
April 2007	0	0.0	0	0.0	0	0.0	5	45.5	6	54.5	11	529,000	703,071
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	34	100.0	34	900,000	964,909
Year-to-date 2007	0	0.0	3	6.3	0	0.0	15	31.3	30	62.5	48	699,450	764,137
North York													
April 2008	0	0.0	1	4.3	0	0.0	0	0.0	22	95.7	23	1,250,000	1,207,761
April 2007	0	0.0	0	0.0	1	2.7	0	0.0	36	97.3	37	999,000	1,059,511
Year-to-date 2008	2	1.6	1	0.8	0	0.0	3	2.4	119	95.2	125	1,099,000	1,252,020
Year-to-date 2007	0	0.0	0	0.0	1	0.8	0	0.0	125	99.2	126	1,196,500	1,219,678
Scarborough													
April 2008	0	0.0	0	0.0	12	63.2	2	10.5	5	26.3	19	385,900	509,001
April 2007	0	0.0	22	45.8	26	54.2	0	0.0	0	0.0	48	364,900	360,879
Year-to-date 2008	0	0.0	2	3.1	40	62.5	12	18.8	10	15.6	64	379,990	438,034
Year-to-date 2007	0	0.0	37	38.5	41	42.7	9	9.4	9	9.4	96	366,900	397,866
York													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2007	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
April 2008	3	0.7	10	2.2	34	7.4	235	51.1	178	38.7	460	479,400	502,813
April 2007	6	1.4	13	3.0	53	12.1	237	54.1	129	29.5	438	452,990	497,628
Year-to-date 2008	11	0.7	43	2.8	133	8.6	747	48.3	614	39.7	1,548	478,900	507,500
Year-to-date 2007	40	2.4	76	4.6	205	12.4	697	42.0	641	38.6	1,659	479,900	503,896
Aurora													
April 2008	0	0.0	0	0.0	0	0.0	11	34.4	21	65.6	32	517,900	580,147
April 2007	0	0.0	1	10.0	1	10.0	2	20.0	6	60.0	10	589,990	562,465
Year-to-date 2008	0	0.0	0	0.0	2	2.1	49	50.5	46	47.4	97	490,900	520,440
Year-to-date 2007	0	0.0	2	4.5	3	6.8	20	45.5	19	43.2	44	498,945	527,578
East Gwillimbury													
April 2008	1	16.7	2	33.3	1	16.7	2	33.3	0	0.0	6	--	--
April 2007	2	40.0	1	20.0	0	0.0	0	0.0	2	40.0	5	--	--
Year-to-date 2008	1	12.5	2	25.0	1	12.5	2	25.0	2	25.0	8	--	--
Year-to-date 2007	11	27.5	12	30.0	1	2.5	0	0.0	16	40.0	40	318,445	466,044
Georgina Township													
April 2008	2	10.5	7	36.8	9	47.4	0	0.0	1	5.3	19	359,900	368,116
April 2007	4	66.7	0	0.0	1	16.7	0	0.0	1	16.7	6	--	--
Year-to-date 2008	8	14.8	19	35.2	16	29.6	0	0.0	11	20.4	54	354,450	456,332
Year-to-date 2007	23	65.7	6	17.1	2	5.7	0	0.0	4	11.4	35	280,000	329,425
King Township													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Markham													
April 2008	0	0.0	1	0.8	16	12.9	75	60.5	32	25.8	124	477,990	480,951
April 2007	0	0.0	4	4.8	7	8.3	59	70.2	14	16.7	84	452,990	489,192
Year-to-date 2008	0	0.0	13	3.5	53	14.2	206	55.2	101	27.1	373	462,900	472,268
Year-to-date 2007	2	0.5	39	8.8	85	19.1	179	40.3	139	31.3	444	452,990	463,688
Newmarket													
April 2008	0	0.0	0	0.0	7	29.2	13	54.2	4	16.7	24	437,500	437,366
April 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	1	1.8	21	36.8	19	33.3	16	28.1	57	428,900	441,779
Year-to-date 2007	2	6.9	10	34.5	17	58.6	0	0.0	0	0.0	29	359,900	349,631
Richmond Hill													
April 2008	0	0.0	0	0.0	0	0.0	27	50.0	27	50.0	54	493,995	574,144
April 2007	0	0.0	0	0.0	1	2.4	22	52.4	19	45.2	42	493,240	527,460
Year-to-date 2008	0	0.0	0	0.0	1	0.6	100	55.6	79	43.9	180	484,995	570,032
Year-to-date 2007	0	0.0	0	0.0	6	2.8	92	42.8	117	54.4	215	504,990	534,388
Vaughan													
April 2008	0	0.0	0	0.0	0	0.0	40	31.5	87	68.5	127	532,990	551,650
April 2007	0	0.0	0	0.0	13	9.0	57	39.6	74	51.4	144	501,990	552,777
Year-to-date 2008	1	0.2	0	0.0	8	1.6	160	31.9	332	66.3	501	524,900	560,417
Year-to-date 2007	1	0.2	0	0.0	52	9.2	198	35.0	314	55.6	565	513,990	569,162
Whitchurch-Stouffville													
April 2008	0	0.0	0	0.0	1	1.4	67	90.5	6	8.1	74	415,388	436,965
April 2007	0	0.0	7	4.8	30	20.5	97	66.4	12	8.2	146	420,175	439,894
Year-to-date 2008	1	0.4	8	2.9	31	11.2	211	76.2	26	9.4	277	414,775	435,492
Year-to-date 2007	1	0.4	7	2.5	39	13.8	208	73.8	27	9.6	282	430,000	449,870

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
April 2008	3	1.0	33	10.7	66	21.4	108	35.0	99	32.0	309	444,990	487,846
April 2007	9	3.4	65	24.4	68	25.6	84	31.6	40	15.0	266	394,990	438,116
Year-to-date 2008	12	1.2	138	13.3	292	28.2	344	33.2	250	24.1	1,036	420,900	461,963
Year-to-date 2007	23	2.3	203	20.6	243	24.6	351	35.6	167	16.9	987	403,990	439,845
Brampton													
April 2008	3	1.3	33	14.6	66	29.2	74	32.7	50	22.1	226	412,990	438,878
April 2007	9	4.4	65	32.0	68	33.5	54	26.6	7	3.4	203	374,990	377,711
Year-to-date 2008	12	1.4	138	16.0	292	33.9	283	32.8	137	15.9	862	398,990	422,384
Year-to-date 2007	23	3.3	202	28.9	238	34.0	189	27.0	47	6.7	699	379,900	388,974
Caledon													
April 2008	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
April 2007	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	15.8	16	84.2	19	700,000	1,013,158
Year-to-date 2007	0	0.0	1	3.6	0	0.0	7	25.0	20	71.4	28	650,000	838,911
Mississauga													
April 2008	0	0.0	0	0.0	0	0.0	33	40.7	48	59.3	81	510,900	618,926
April 2007	0	0.0	0	0.0	0	0.0	28	49.1	29	50.9	57	510,900	586,645
Year-to-date 2008	0	0.0	0	0.0	0	0.0	58	37.4	97	62.6	155	530,000	614,511
Year-to-date 2007	0	0.0	0	0.0	5	1.9	155	59.6	100	38.5	260	470,400	533,633
Halton Region													
April 2008	0	0.0	2	1.0	30	15.5	60	31.1	101	52.3	193	507,990	580,347
April 2007	11	5.4	60	29.3	47	22.9	45	22.0	42	20.5	205	389,900	469,801
Year-to-date 2008	0	0.0	30	4.2	178	24.7	225	31.3	287	39.9	720	449,450	548,048
Year-to-date 2007	25	3.5	130	18.2	183	25.7	189	26.5	186	26.1	713	405,900	505,445
Burlington													
April 2008	0	0.0	2	4.5	18	40.9	16	36.4	8	18.2	44	406,490	438,743
April 2007	10	16.7	39	65.0	0	0.0	4	6.7	7	11.7	60	322,000	370,230
Year-to-date 2008	0	0.0	12	6.9	71	40.6	69	39.4	23	13.1	175	400,990	464,547
Year-to-date 2007	19	15.8	48	40.0	16	13.3	13	10.8	24	20.0	120	322,000	430,567
Halton Hills													
April 2008	0	0.0	0	0.0	3	12.5	7	29.2	14	58.3	24	545,900	531,003
April 2007	0	0.0	0	0.0	3	21.4	10	71.4	1	7.1	14	419,900	452,843
Year-to-date 2008	0	0.0	3	5.4	20	35.7	16	28.6	17	30.4	56	408,400	481,808
Year-to-date 2007	1	1.6	3	4.9	19	31.1	35	57.4	3	4.9	61	410,900	426,075
Milton													
April 2008	0	0.0	0	0.0	7	22.6	15	48.4	9	29.0	31	455,900	489,516
April 2007	1	1.1	21	22.6	44	47.3	27	29.0	0	0.0	93	385,900	384,726
Year-to-date 2008	0	0.0	15	8.3	82	45.3	74	40.9	10	5.5	181	399,900	415,470
Year-to-date 2007	5	1.5	77	22.4	146	42.4	114	33.1	2	0.6	344	389,900	386,490
Oakville													
April 2008	0	0.0	0	0.0	2	2.1	22	23.4	70	74.5	94	550,000	689,182
April 2007	0	0.0	0	0.0	0	0.0	4	10.5	34	89.5	38	600,000	841,477
Year-to-date 2008	0	0.0	0	0.0	5	1.6	66	21.4	237	76.9	308	572,990	685,445
Year-to-date 2007	0	0.0	2	1.1	2	1.1	27	14.4	157	83.5	188	595,990	796,655

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
April 2008	50	28.9	45	26.0	25	14.5	27	15.6	26	15.0	173	346,990	375,616
April 2007	103	35.8	59	20.5	48	16.7	53	18.4	25	8.7	288	334,440	362,017
Year-to-date 2008	201	27.4	132	18.0	97	13.2	143	19.5	161	21.9	734	363,820	398,334
Year-to-date 2007	419	32.6	221	17.2	190	14.8	310	24.1	146	11.4	1,286	351,100	369,551
Ajax													
April 2008	0	0.0	0	0.0	1	9.1	3	27.3	7	63.6	11	521,100	526,209
April 2007	3	4.4	8	11.8	12	17.6	31	45.6	14	20.6	68	426,600	442,212
Year-to-date 2008	2	1.3	2	1.3	11	7.1	53	34.4	86	55.8	154	506,600	510,503
Year-to-date 2007	43	8.0	71	13.2	88	16.4	218	40.6	117	21.8	537	429,900	431,001
Brock													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
April 2008	7	28.0	12	48.0	2	8.0	2	8.0	2	8.0	25	325,900	345,716
April 2007	22	45.8	12	25.0	7	14.6	5	10.4	2	4.2	48	305,740	325,735
Year-to-date 2008	45	41.3	30	27.5	15	13.8	12	11.0	7	6.4	109	314,900	341,126
Year-to-date 2007	106	60.6	30	17.1	15	8.6	20	11.4	4	2.3	175	288,495	303,968
Oshawa													
April 2008	21	35.0	17	28.3	10	16.7	12	20.0	0	0.0	60	336,540	339,182
April 2007	36	58.1	18	29.0	7	11.3	1	1.6	0	0.0	62	287,189	296,031
Year-to-date 2008	77	38.5	52	26.0	32	16.0	36	18.0	3	1.5	200	324,740	335,377
Year-to-date 2007	168	62.2	61	22.6	24	8.9	13	4.8	4	1.5	270	279,900	297,077
Pickering													
April 2008	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
April 2007	0	0.0	3	16.7	6	33.3	5	27.8	4	22.2	18	420,500	443,900
Year-to-date 2008	0	0.0	0	0.0	1	3.0	1	3.0	31	93.9	33	609,900	614,224
Year-to-date 2007	0	0.0	12	26.1	16	34.8	10	21.7	8	17.4	46	390,500	420,552
Scugog													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
April 2008	6	40.0	1	6.7	0	0.0	3	20.0	5	33.3	15	466,600	411,663
April 2007	23	57.5	4	10.0	4	10.0	6	15.0	3	7.5	40	299,350	356,690
Year-to-date 2008	10	16.7	13	21.7	2	3.3	14	23.3	21	35.0	60	443,850	430,679
Year-to-date 2007	37	51.4	8	11.1	7	9.7	12	16.7	8	11.1	72	299,900	366,276
Whitby													
April 2008	16	28.6	15	26.8	11	19.6	6	10.7	8	14.3	56	348,445	373,381
April 2007	19	36.5	14	26.9	12	23.1	5	9.6	2	3.8	52	339,895	345,066
Year-to-date 2008	67	37.6	35	19.7	36	20.2	27	15.2	13	7.3	178	335,990	356,132
Year-to-date 2007	65	34.9	39	21.0	40	21.5	37	19.9	5	2.7	186	345,445	347,347

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
April 2008	6	18.8	7	21.9	10	31.3	4	12.5	5	15.6	32	350,000	379,502
April 2007	27	67.5	10	25.0	1	2.5	1	2.5	1	2.5	40	290,400	459,238
Year-to-date 2008	23	14.7	44	28.2	37	23.7	12	7.7	40	25.6	156	350,000	405,835
Year-to-date 2007	61	60.4	23	22.8	5	5.0	4	4.0	8	7.9	101	290,900	406,743
Bradford West Gwillimbury													
April 2008	0	0.0	6	35.3	10	58.8	1	5.9	0	0.0	17	350,000	351,192
April 2007	6	60.0	4	40.0	0	0.0	0	0.0	0	0.0	10	299,900	306,910
Year-to-date 2008	9	10.1	37	41.6	35	39.3	6	6.7	2	2.2	89	349,990	353,406
Year-to-date 2007	13	39.4	10	30.3	2	6.1	2	6.1	6	18.2	33	329,900	437,748
Town of Mono													
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
April 2007	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	3.8	25	96.2	26	563,900	585,254
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
New Tecumseth													
April 2008	6	75.0	1	12.5	0	0.0	1	12.5	0	0.0	8	--	--
April 2007	16	88.9	2	11.1	0	0.0	0	0.0	0	0.0	18	269,900	265,072
Year-to-date 2008	12	52.2	3	13.0	2	8.7	1	4.3	5	21.7	23	294,600	384,464
Year-to-date 2007	39	81.3	9	18.8	0	0.0	0	0.0	0	0.0	48	272,900	273,391
Orangeville													
April 2008	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
April 2007	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0	10	302,900	306,910
Year-to-date 2008	2	11.1	4	22.2	0	0.0	4	22.2	8	44.4	18	428,900	433,214
Year-to-date 2007	9	56.3	4	25.0	3	18.8	0	0.0	0	0.0	16	297,400	309,538
Toronto CMA													
April 2008	18	1.7	52	5.0	136	13.0	402	38.3	441	42.0	1,049	477,990	541,992
April 2007	69	6.2	147	13.2	218	19.5	411	36.8	271	24.3	1,116	420,900	491,849
Year-to-date 2008	60	1.6	261	6.8	624	16.3	1,353	35.3	1,532	40.0	3,830	467,945	538,828
Year-to-date 2007	210	4.9	517	12.0	775	18.0	1,498	34.7	1,317	30.5	4,317	433,900	504,629
Oshawa CMA													
April 2008	44	31.2	44	31.2	23	16.3	20	14.2	10	7.1	141	336,900	353,923
April 2007	77	47.5	44	27.2	26	16.0	11	6.8	4	2.5	162	305,740	320,572
Year-to-date 2008	189	38.8	117	24.0	83	17.0	75	15.4	23	4.7	487	324,900	344,250
Year-to-date 2007	339	53.7	130	20.6	79	12.5	70	11.1	13	2.1	631	292,945	313,822
Greater Toronto Area													
April 2008	56	4.7	91	7.6	167	13.9	434	36.1	454	37.8	1,202	465,900	520,477
April 2007	129	9.9	220	16.9	243	18.7	425	32.7	281	21.6	1,298	410,500	465,855
Year-to-date 2008	226	5.2	346	8.0	741	17.1	1,485	34.2	1,538	35.5	4,336	450,900	518,761
Year-to-date 2007	507	10.2	672	13.5	865	17.4	1,577	31.7	1,346	27.1	4,967	421,100	480,624

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2008

Submarket	April 2008	April 2007	% Change	YTD 2008	YTD 2007	% Change
Toronto City	993,829	689,207	44.2	1,000,577	874,020	14.3
Toronto	--	--	n/a	1,219,809	1,124,524	8.5
East York	--	--	n/a	661,608	731,429	-9.5
Etobicoke	904,000	703,071	28.6	964,909	764,137	26.3
North York	1,207,761	1,059,511	14.0	1,252,020	1,219,678	2.7
Scarborough	509,001	360,879	41.0	438,034	397,866	10.1
York	--	--	n/a	--	--	n/a
York Region	502,813	497,628	1.0	507,500	503,896	0.7
Aurora	580,147	562,465	3.1	520,440	527,578	-1.4
East Gwillimbury	--	--	n/a	--	466,044	n/a
Georgina Township	368,116	--	n/a	456,332	329,425	38.5
King Township	--	--	n/a	--	--	n/a
Markham	480,951	489,192	-1.7	472,268	463,688	1.9
Newmarket	437,366	--	n/a	441,779	349,631	26.4
Richmond Hill	574,144	527,460	8.9	570,032	534,388	6.7
Vaughan	551,650	552,777	-0.2	560,417	569,162	-1.5
Whitchurch-Stouffville	436,965	439,894	-0.7	435,492	449,870	-3.2
Peel Region	487,846	438,116	11.4	461,963	439,845	5.0
Brampton	438,878	377,711	16.2	422,384	388,974	8.6
Caledon	--	--	n/a	1,013,158	838,911	20.8
Mississauga	618,926	586,645	5.5	614,511	533,633	15.2
Halton Region	580,347	469,801	23.5	548,048	505,445	8.4
Burlington	438,743	370,230	18.5	464,547	430,567	7.9
Halton Hills	531,003	452,843	17.3	481,808	426,075	13.1
Milton	489,516	384,726	27.2	415,470	386,490	7.5
Oakville	689,182	841,477	-18.1	685,445	796,655	-14.0
Durham Region	375,616	362,017	3.8	398,334	369,551	7.8
Ajax	526,209	442,212	19.0	510,503	431,001	18.4
Brock	--	--	n/a	--	--	n/a
Clarington	345,716	325,735	6.1	341,126	303,968	12.2
Oshawa	339,182	296,031	14.6	335,377	297,077	12.9
Pickering	--	443,900	n/a	614,224	420,552	46.1
Scugog	--	--	n/a	--	--	n/a
Uxbridge	411,663	356,690	15.4	430,679	366,276	17.6
Whitby	373,381	345,066	8.2	356,132	347,347	2.5
Remainder of Toronto CMA	379,502	459,238	-17.4	405,835	406,743	-0.2
Bradford West Gwillimbury	351,192	306,910	14.4	353,406	437,748	-19.3
Town of Mono	--	--	n/a	585,254	--	n/a
New Tecumseth	--	265,072	n/a	384,464	273,391	40.6
Orangeville	--	306,910	n/a	433,214	309,538	40.0
Toronto CMA	541,992	491,849	10.2	538,828	504,629	6.8
Oshawa CMA	353,923	320,572	10.4	344,250	313,822	9.7
Greater Toronto Area (GTA)	520,477	465,855	11.7	518,761	480,624	7.9

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
April 2008

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2007	January	5,173	12.8	7,986	12,570	13,311	60.0	353,724	6.3	369,001
	February	6,772	0.2	7,483	11,880	12,597	59.4	368,687	4.2	364,193
	March	8,518	-2.2	7,506	15,218	12,699	59.1	365,285	3.4	361,760
	April	9,452	13.0	7,842	15,793	13,086	59.9	379,025	3.4	366,258
	May	11,106	17.7	8,079	17,419	13,058	61.9	382,689	4.7	368,491
	June	10,451	19.7	8,260	14,655	12,936	63.9	381,963	6.7	371,434
	July	8,912	25.8	8,498	12,600	13,060	65.1	366,012	7.0	373,002
	August	8,057	15.5	7,879	12,109	12,509	63.0	361,898	7.0	375,050
	September	6,866	3.7	7,665	13,653	12,657	60.6	380,132	8.9	376,493
	October	7,918	15.2	7,828	13,370	12,854	60.9	394,583	10.7	389,624
	November	7,293	16.5	8,072	10,689	13,353	60.5	393,543	10.7	392,257
	December	4,646	4.5	8,066	5,137	12,973	62.2	394,931	17.5	415,073
2008	January	5,075	-1.9	7,451	11,764	12,454	59.8	374,449	5.9	386,299
	February	6,015	-11.2	6,387	11,478	11,742	54.4	382,048	3.6	372,339
	March	6,631	-22.2	6,638	13,643	12,772	52.0	380,338	4.1	379,213
	April	8,762	-7.3	6,715	18,691	13,857	48.5	398,687	5.2	381,288
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	20,463	2.1		39,668			363,488	4.2	
	Q1 2008	17,721	-13.4		36,885			379,232	4.3	
	YTD 2007	29,915	5.3		55,461			368,397	4.1	
	YTD 2008	26,483	-11.5		55,576			385,669	4.7	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
April 2008

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listing SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2007	January	581	8.8	861	1,519	1,501	57.3	265,508	5.9	271,632
	February	791	-3.7	824	1,364	1,377	59.8	263,039	2.3	262,685
	March	969	-1.4	839	1,532	1,302	64.5	265,022	2.7	262,866
	April	1,083	16.3	850	1,795	1,387	61.3	232,285	-11.3	230,469
	May	1,192	16.9	892	1,958	1,481	60.2	275,723	4.4	269,830
	June	1,110	16.2	881	1,596	1,418	62.1	271,394	2.1	264,869
	July	958	19.8	895	1,393	1,477	60.6	267,497	3.1	266,257
	August	884	16.3	889	1,440	1,451	61.2	265,493	2.3	265,964
	September	721	0.1	752	1,519	1,400	53.7	271,149	5.8	270,468
	October	811	16.4	877	1,458	1,496	58.6	273,742	6.6	274,288
	November	694	9.5	841	1,057	1,458	57.6	272,532	8.9	275,019
	December	423	-15.2	756	522	1,476	51.2	273,379	10.0	283,020
2008	January	554	-4.6	815	1,558	1,521	53.6	243,652	-8.2	249,570
	February	770	-2.7	795	1,450	1,465	54.3	271,408	3.2	271,143
	March	824	-15.0	715	1,693	1,451	49.3	275,656	4.0	273,476
	April	989	-8.7	782	2,111	1,625	48.1	275,751	18.7	273,582
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	2,341	0.1		4,415			264,472	3.3	
	Q1 2008	2,148	-8.2		4,701			265,879	0.5	
	YTD 2007	3,424	4.7		6,210			254,292	-1.3	
	YTD 2008	3,137	-8.4		6,812			268,991	5.8	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
April 2008

		Intetereest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	2,843	6.6	69.0	789
	February	679	6.50	6.65	139.2	109.3	2,864	6.5	69.3	785
	March	669	6.40	6.49	139.4	110.3	2,864	6.8	69.4	784
	April	678	6.60	6.64	139.4	110.8	2,857	6.9	69.3	789
	May	709	6.85	7.14	140.0	111.2	2,852	6.9	69.1	792
	June	715	7.05	7.24	140.8	110.7	2,854	6.8	69.0	801
	July	715	7.05	7.24	141.1	110.7	2,852	7.0	69.0	810
	August	715	7.05	7.24	141.7	110.6	2,858	7.0	69.0	819
	September	712	7.05	7.19	142.1	110.8	2,860	6.9	68.8	825
	October	728	7.25	7.44	142.2	110.7	2,872	6.6	68.8	830
	November	725	7.20	7.39	143.5	111.0	2,875	6.6	68.8	828
	December	734	7.35	7.54	143.6	111.1	2,885	6.7	69.0	828
2008	January	725	7.35	7.39	144.9	110.7	2,888	6.7	68.9	828
	February	718	7.25	7.29	145.3	111.3	2,904	6.5	69.0	830
	March	712	7.15	7.19	145.7	111.5	2,921	6.5	69.3	824
	April	700	6.95	6.99		112.2	2,936	6.4	69.4	823
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA

April 2008

		Interest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	177.4	6.4	68.1	823
	February	679	6.50	6.65	139.2	109.3	177.7	6.2	67.9	836
	March	669	6.40	6.49	139.4	110.3	178.3	6.1	67.9	838
	April	678	6.60	6.64	139.4	110.8	179.0	6.2	68.2	826
	May	709	6.85	7.14	140.0	111.2	181.6	6.1	68.9	813
	June	715	7.05	7.24	140.8	110.7	182.0	6.1	69.0	810
	July	715	7.05	7.24	141.1	110.7	182.5	6.1	69.0	810
	August	715	7.05	7.24	141.7	110.6	180.7	6.5	68.4	821
	September	712	7.05	7.19	142.1	110.8	181.4	6.4	68.5	829
	October	728	7.25	7.44	142.2	110.7	182.1	6.3	68.6	843
	November	725	7.20	7.39	143.5	111.0	184.0	5.6	68.7	855
	December	734	7.35	7.54	143.6	111.1	184.2	6.0	68.9	857
2008	January	725	7.35	7.39	144.9	110.7	184.0	5.7	68.5	862
	February	718	7.25	7.29	145.3	111.3	184.1	6.3	68.8	858
	March	712	7.15	7.19	145.7	111.5	183.0	6.4	68.4	851
	April	700	6.95	6.99		112.2	181.8	7.6	68.7	838
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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